



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

5-1

VICTOR HOLANDA, AICP
DIRECTOR

DATE: JANUARY 26, 2006

TO: PLANNING COMMISSION

FROM: MARTHA NEDER, AICP, PLANNER

SUBJECT: THIRD TIME EXTENSION FOR BAHRINGER MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT (D990270P)

ATTACHMENTS:

1. Exhibit A - Findings
2. Graphics - Revised Plans, Original Plans
3. Original Staff Report, May 4, 2001
4. Correspondence

SUMMARY

The applicant is requesting a third time extension of Minor Use Permit/Coastal Development Permit (D990270P); a request to 1) demolish as existing historic farmhouse (approximately 1,472 square feet); 2) construct an approximately 2,900 square foot single family residence, retaining the front façade of the historic farmhouse, and 3) construct an approximate 900 square foot detached garage with a 600 square foot guesthouse above that will disturb an approximate 25,000-square-foot area on a 7.2 acre parcel. The project is located at 2735 Main Street in the community of Cambria, in the Residential Multi-family land use category.

RECOMMENDATION

Approve the third time extension to be good until January 26, 2007 for this Minor Use Permit/Coastal Development Permit based on findings in Exhibit A that carry over the original findings and conditions outlined in the attached staff report.

DISCUSSION

The Minor Use Permit/Coastal Development Permit (D990270P) was approved by the Hearing Officer on September 7, 2001. The permit became effective on October 15, 2001 and remained in effect for two years. The first and second one-year time extensions were authorized by the Planning Director and extended the life of the permit to October 15, 2005. The applicant submitted the request for a third time extension on October 13, 2005. Planning Commission approval is required for this third and final one-year time extension (pursuant to the Coastal Zone Land Use Ordinance Section

23.02.050). If substantial site work has not occurred by the end of the third extension, the use permit will become void.

D990270P authorized the demolition of an existing historic farmhouse (approximately 1,472 square feet); construction of an approximately 2,900 square foot single family residence, retaining the front façade of the historic farmhouse; and construction of an approximate 900 square foot detached garage with a 600 square foot guesthouse above. The entire project has been completed except for the construction of the garage and guesthouse. The building permit for the garage and guesthouse has been issued but substantial site work has not yet occurred.

Section 23.02.050 specifies that the Planning Commission may grant a third one-year time extension if the following three findings can be made:

1. That substantial site work could not be completed as set forth in Section 23.02.042 because of the circumstances beyond the control of the applicant.

The applicant has stated that the project has not yet started due to circumstances beyond their control. Substantial site work has been completed on the historic farmhouse. Because the farmhouse was historic and proposed to be demolished and rebuilt, the project was subject to numerous conditions which affected the timeliness of completion. Further, the applicant experienced delays due to a transaction with a neighbor regarding an easement and time delays by the architect.

Staff feels this finding can be made based on the information provided by the applicant.

2. That the original findings justifying the first two time extensions can still be made:
 - a. There have been no changes to provisions of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance applicable to the project since the approval of the land use permit.
 - b. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance apply to the project.
 - c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.

Since approval of D990270P, the Cambria Design Plan was adopted as part of the County's General Plan. The project is consistent with the Cambria Design Plan adopted May 9, 2002. The maximum allowable height in this area was reduced from 28 to 22 feet. However, buildings are allowed to exceed this height by up to 7 feet if they have roofs with a pitch of 6:12 or greater. The project conforms with this standard as the height it proposed to be 28 feet and the roof pitch is 6 ½: 12.

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Staff feels these findings can be made at this time. The project conforms to the North Coast Area Plan.

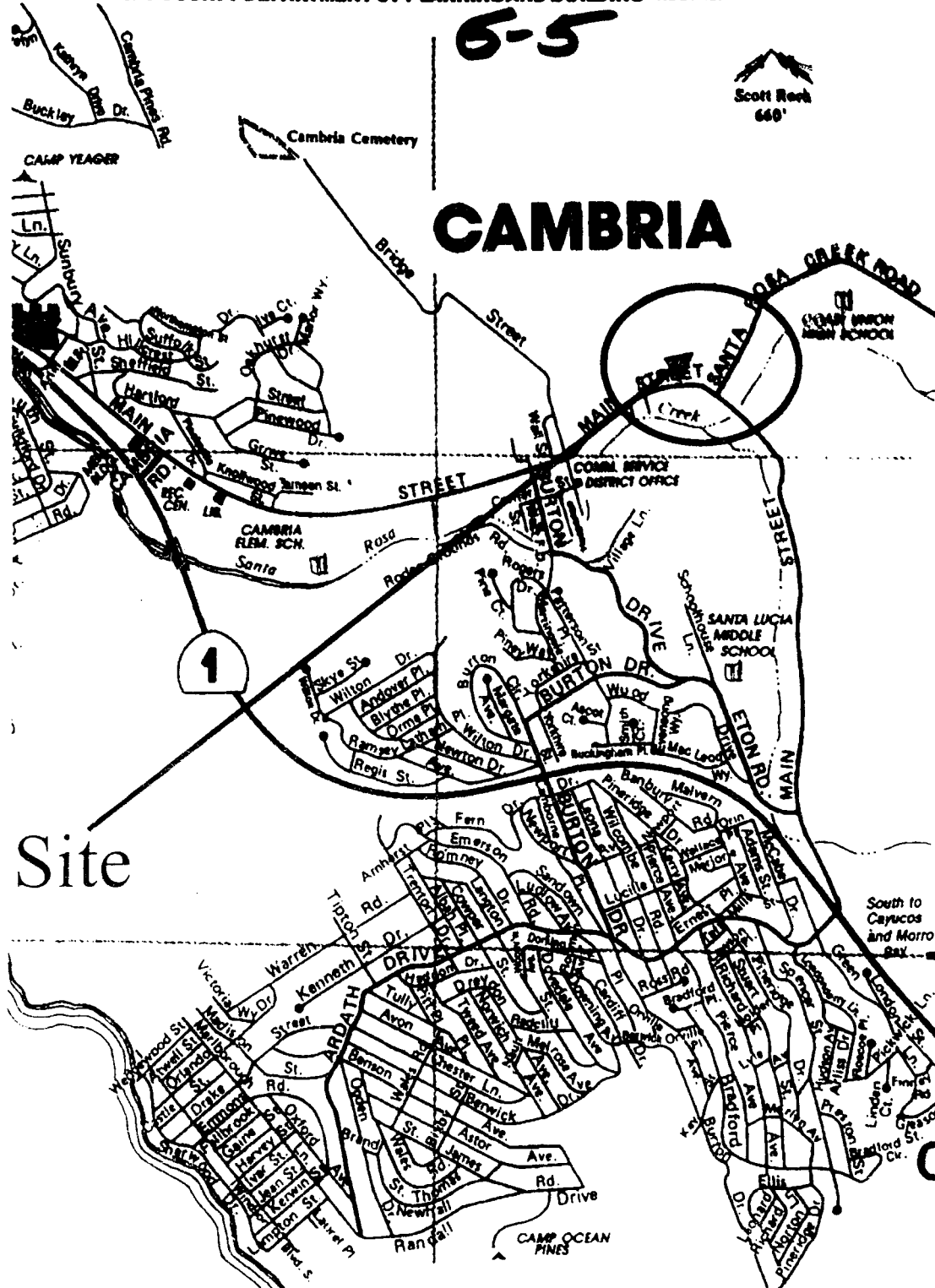
3. That the original findings used to justify the initial approval of this permit can still be made pursuant to Coastal Zone Land Use Ordinance Sections 23.02.033c and 23.02.034c(4).

Staff feels these original permit findings can still be made. These findings are outlined in the attached findings from the September 7, 2001 Staff Report.

Exhibit A **5-4**
(D990270P) - Findings for Third Time Extension

- A. Substantial site work has not yet occurred.
- B. Substantial site work could not be completed as set forth in section 23.02.042 of the County Code because of circumstances beyond the control of the applicant.
- C. There have been no changes to the provisions of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance applicable to the project since the approval of the land use permit.
- D. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance apply to the project.
- E. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.
- F. The original findings for approval of the Minor Use Permit/Coastal Development Permit (**D990270P**) can still be made and the original conditions of approval are still adequate to ensure the project's consistency with the General Plan and applicable zoning and building ordinances.

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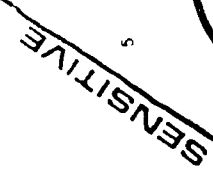
PROJECT

Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Vicinity Map

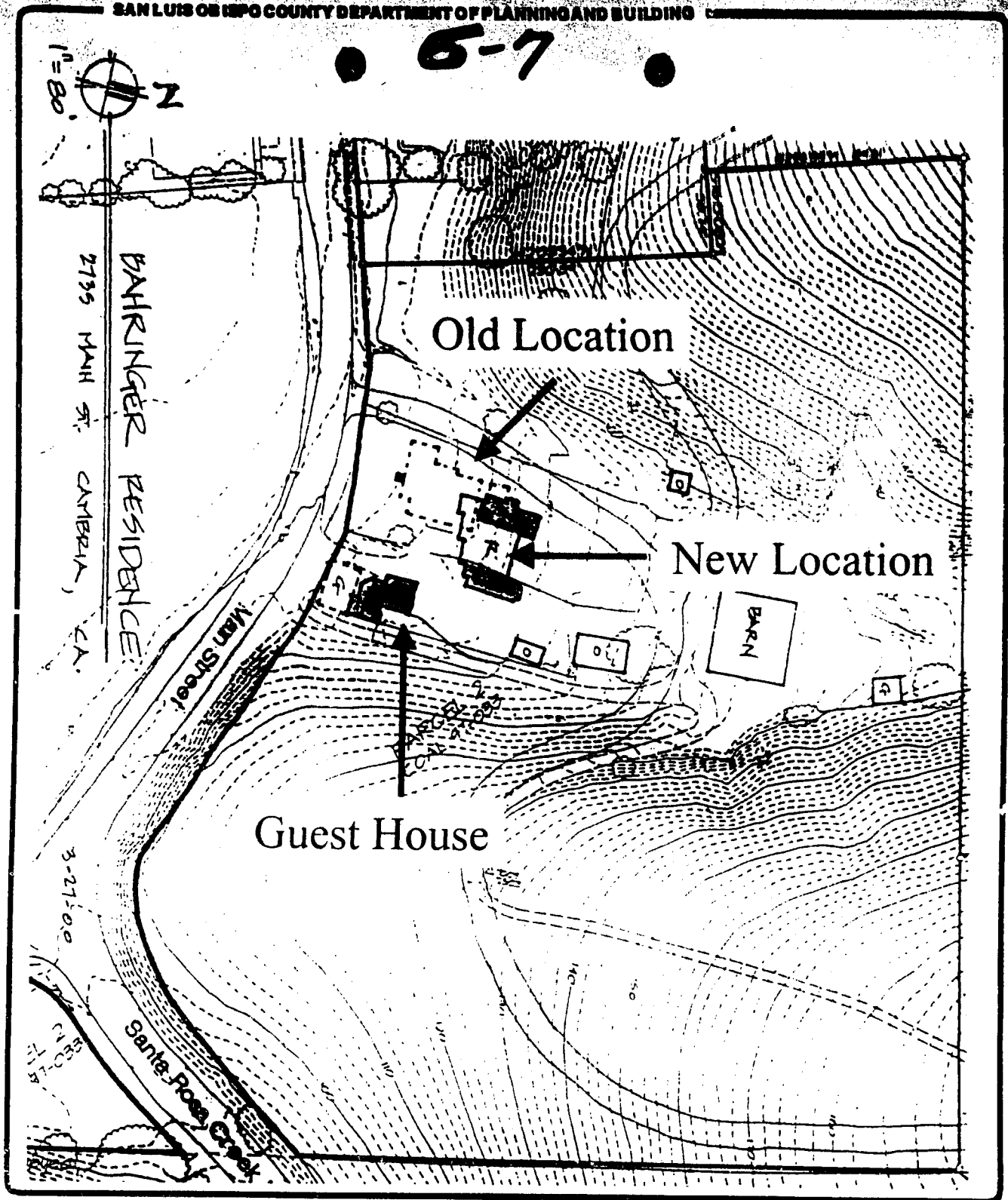


Minor Use Permit Bahringer (D990270P)



Land Use Category Map

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PROJECT

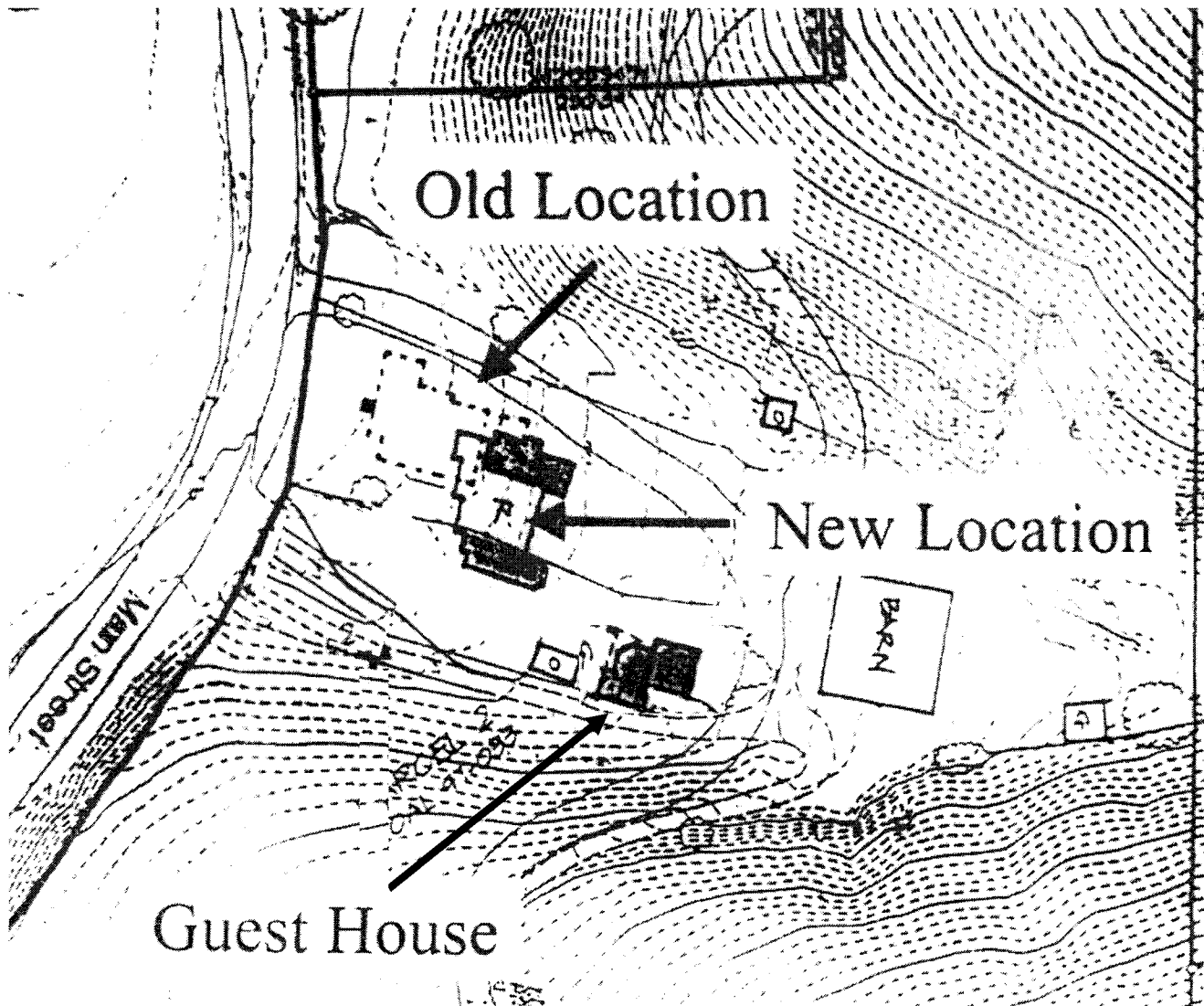
Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Site Plan

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PROJECT

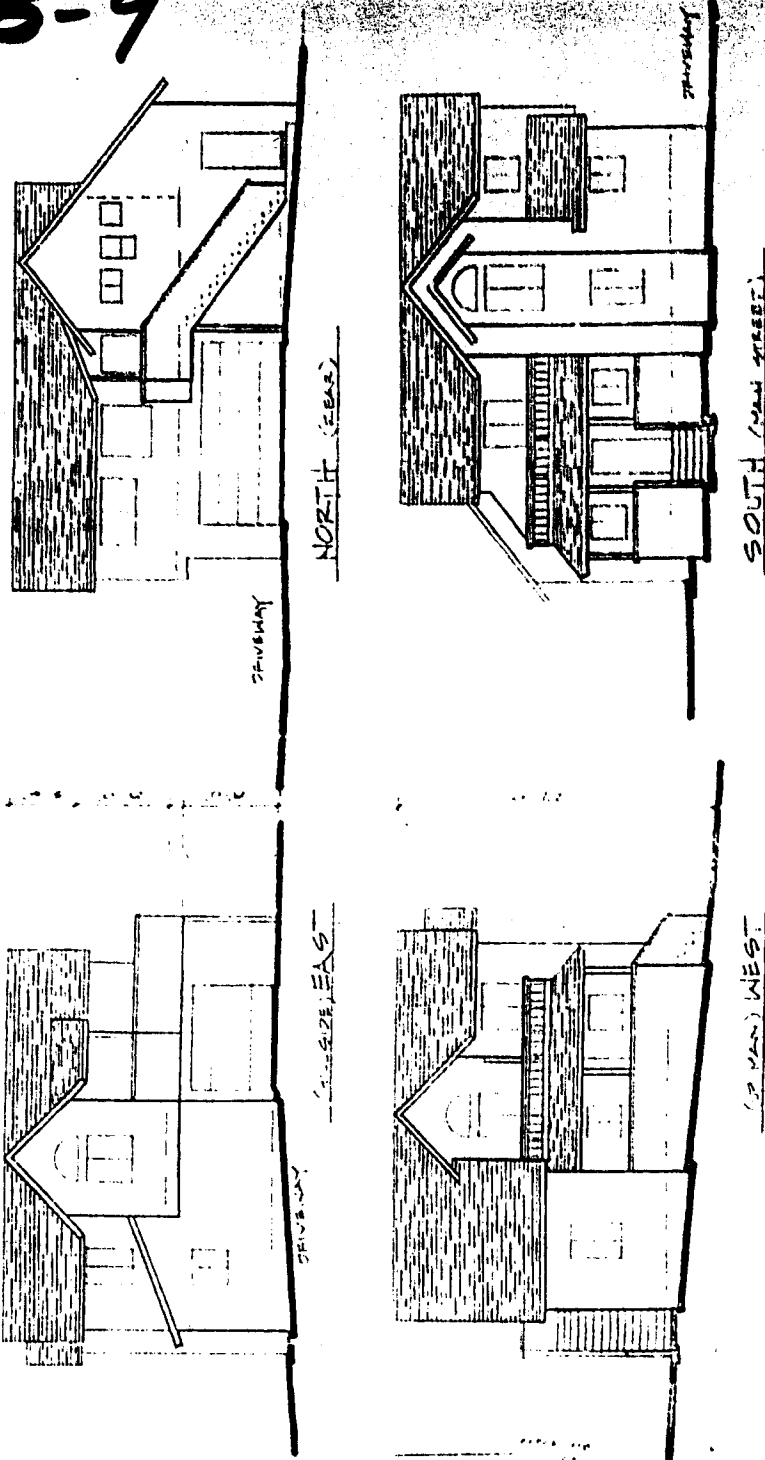
Minor Use Permit
Bahringer D990270P



EXHIBIT

Revised Site Plan
Consistent w/ Notice of Final Action &
Hearing Minutes

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5.17.00
118' x 10'

Jeffrey B. Lantz, Architect
430 Highway 101, Santa Barbara, CA 93108
Phone 805/963-1171, License C8614

BAHRINGER GUEST COTTAGE AND GARAGE
2735 MAIN STREET - CAMBRIDGE, CA 95422

PROJECT

Minor Use Permit
Bahringer (D990270P)



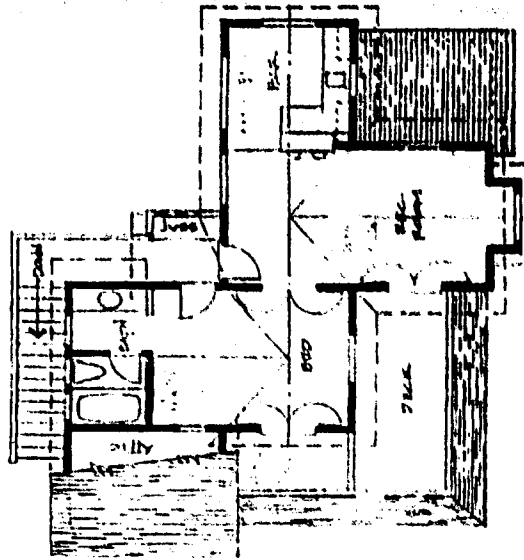
EXHIBIT

Guest House Elevations

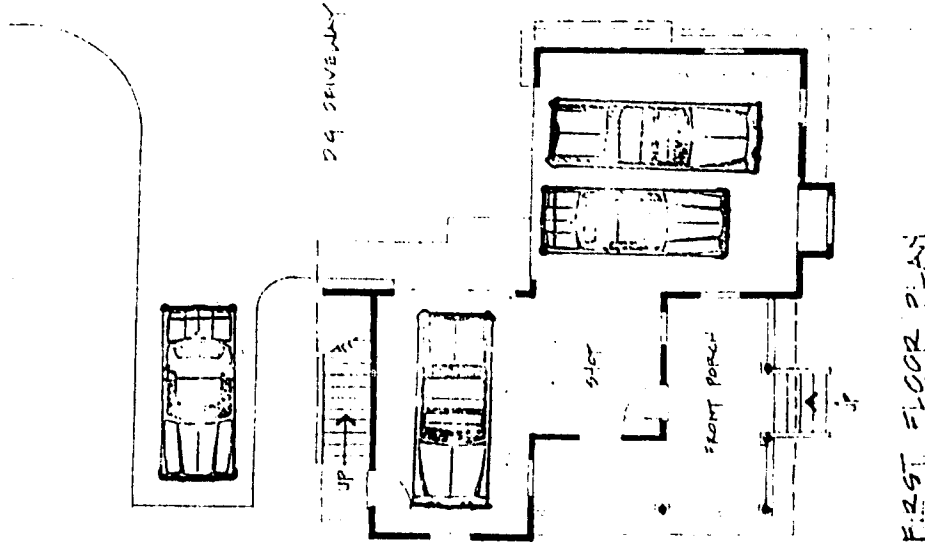
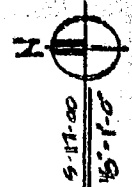
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3-CAR GARAGE 160 S.F.
 GUEST COTTAGE 600 S.F.
 GROSS STRUT AREA 1360 S.F.

Jeffrey B. Lentz, Architect
 610 Warren Blvd., Camarillo, CA 93428
 Phone (805) 927-5577 License C9114



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BAHRINGER GUEST COTTAGE AND GARAGE
 2735 MAIN STREET - CAMARILLO, CA. 93428

PROJECT

Minor Use Permit
 Bahringer (D990270P)

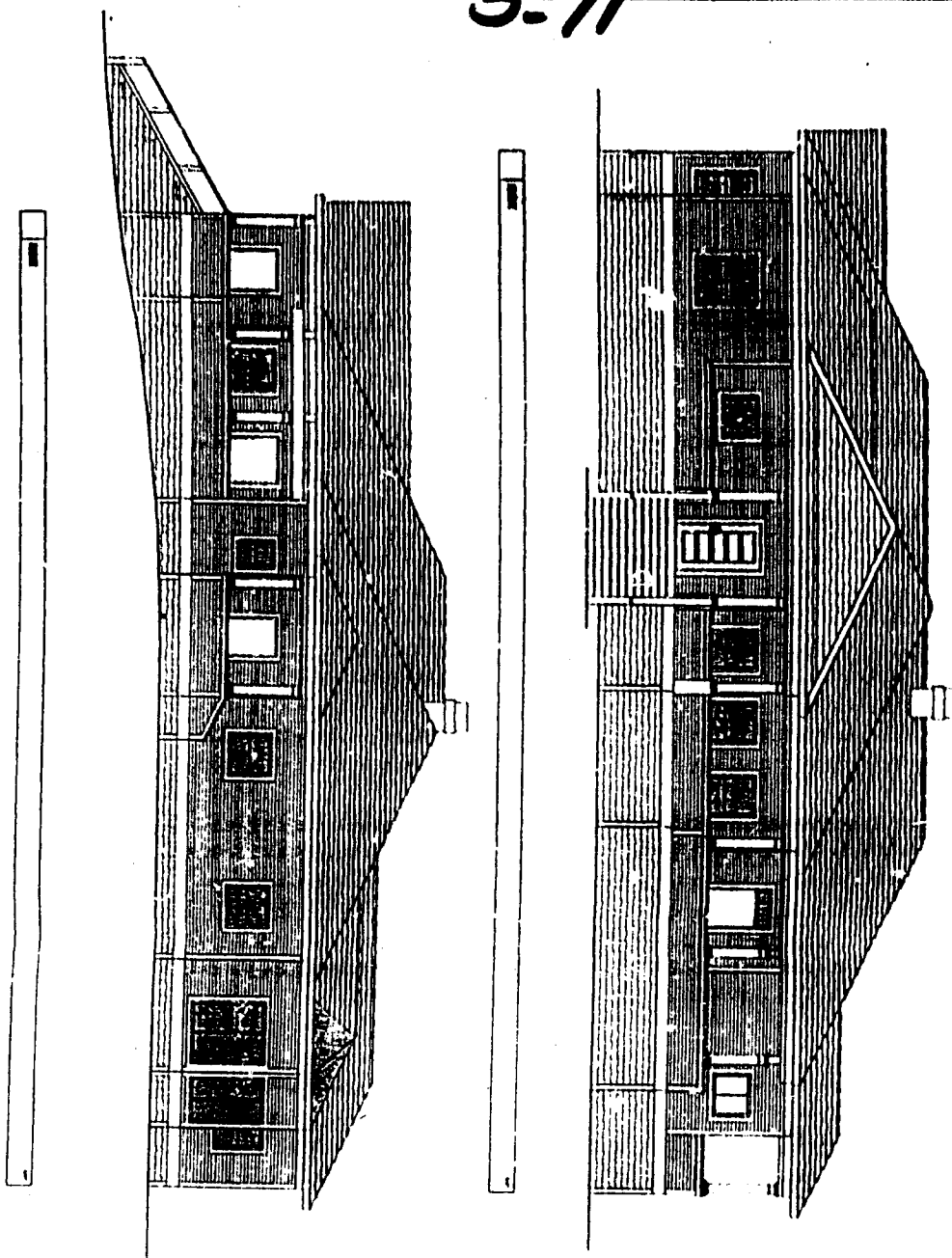


EXHIBIT

Guest Floor Plan

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ELEVATIONS - FRONT & RIGHT



PROJECT

Minor Use Permit
Bahringer (D990270P)

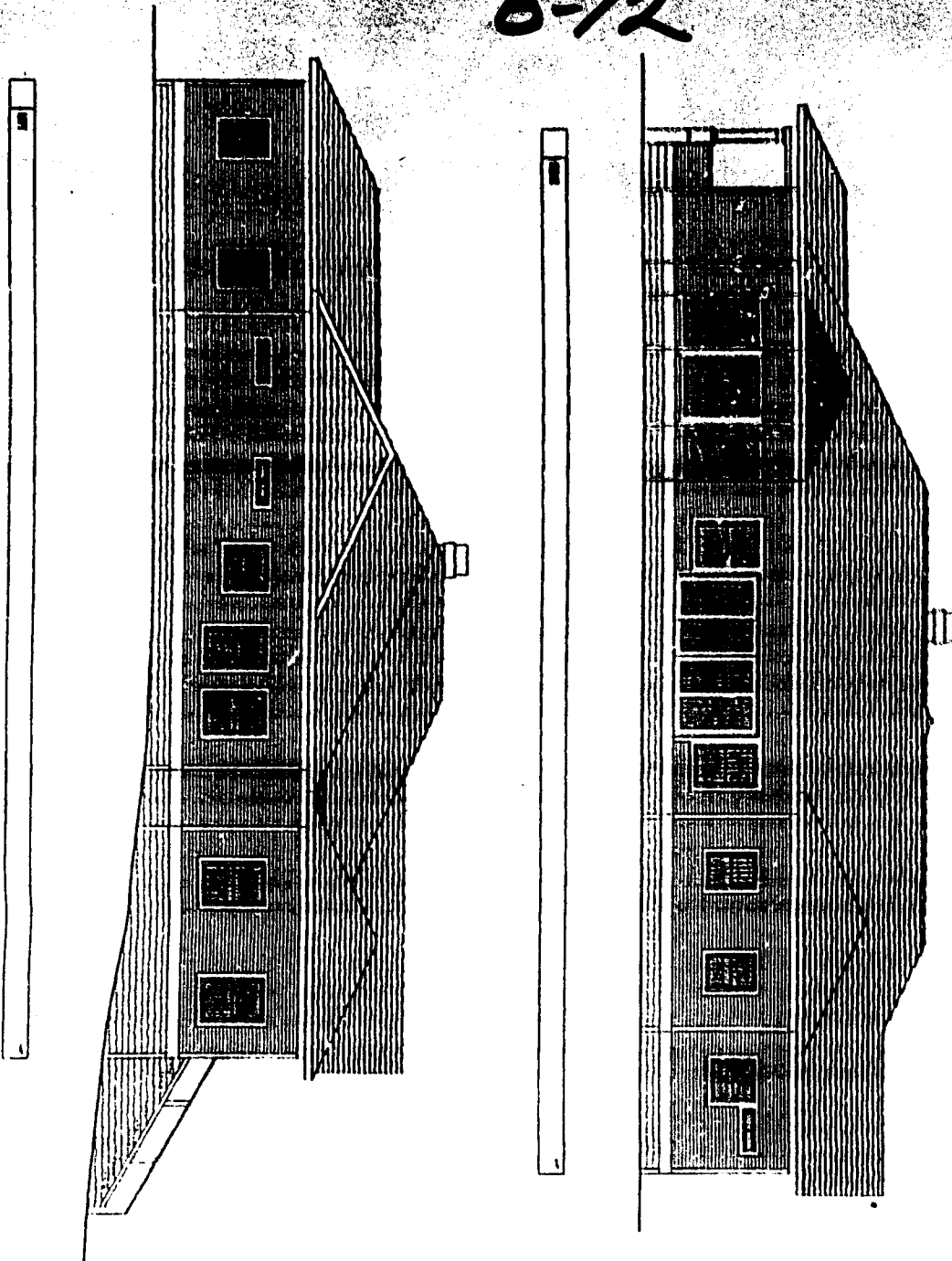


EXHIBIT

Front & Right Elevations

ELEVATIONS - REAR & LEFT

6-12



PROJECT

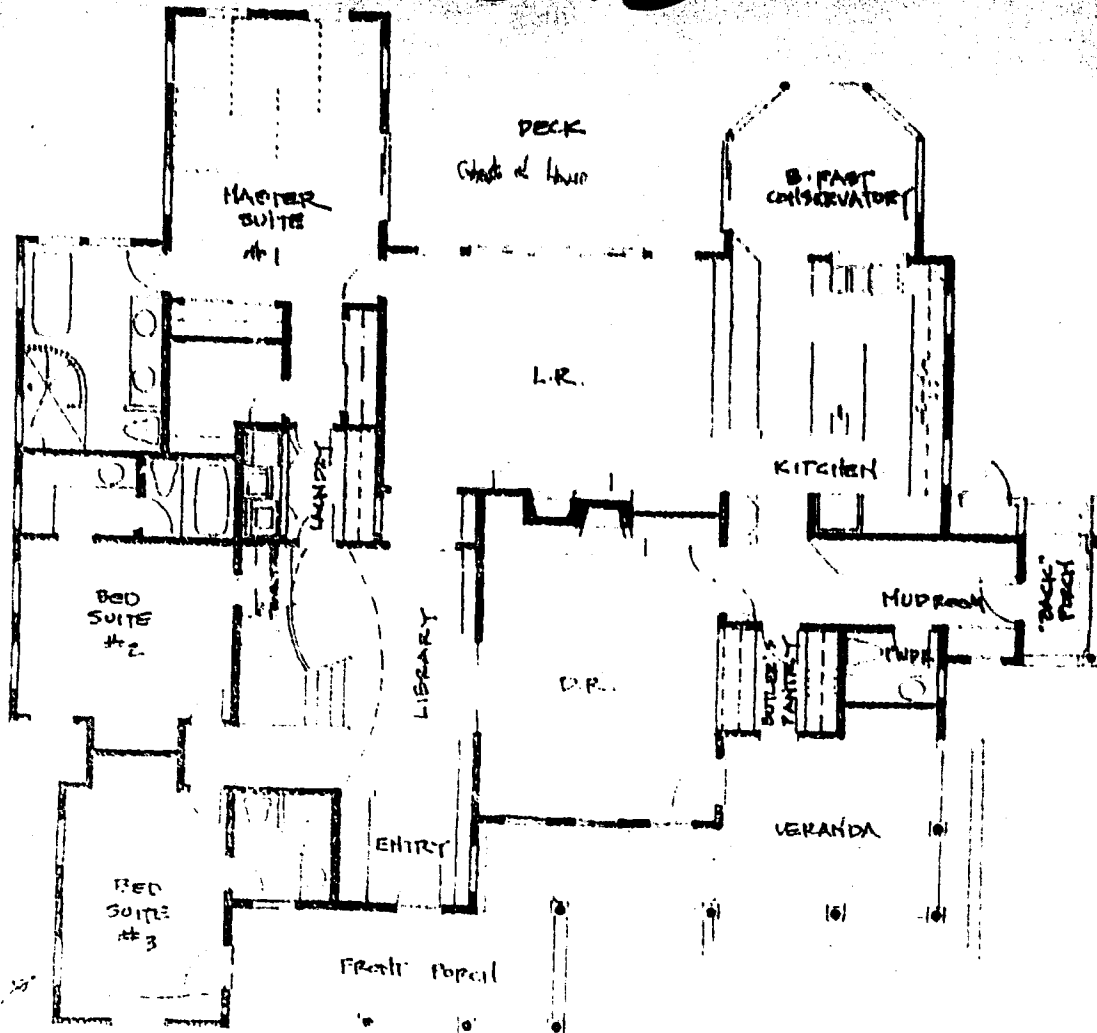
Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Rear Elevation

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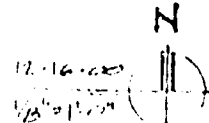
Jeffrey B. Lentz, Architect
610 Warren Road License C 9114
Cambria CA 93428 (805) 927-4877

Figure 2

BAHRINGER, PRESIDENTIAL

FLOOR PLAN 12-16-00

27200 MAINT. STREET, CAMBRIA, CALIF.



PROJECT

Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Floor Plan



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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

BRYCE TINGEL, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

MARKET WERMUTH
CODE BUILDING OFFICIAL

JEFFREY LENTZ (BAHRINGER-D990270P)
610 WARREN RD
CAMBRIA CA 93428

NOTICE OF FINAL COUNTY ACTION

HEARING DATE: SEPTEMBER 7, 2001

SUBJECT: ZA2001-173

JIM BAHRINGER - D990270P for a Minor Use Permit/Coastal Development Permit for a request to demolish an existing 1,472 square foot historic farmhouse and construct an approximately 2,900 square foot single family residence. The new single family residence will retain the front facade of the historic farmhouse and be located approximately 50 feet north and east of the existing farmhouse. The applicant is also requesting to construct a 900 square foot garage with a 600 square foot guesthouse above, in the Residential Multiple Family Land Use Category. The property is located in the county at 2735 Main Street in the community of Cambria; APN: 013-151-043, in the North Coast Planning Area.

LOCATED WITHIN COASTAL ZONE: YES

The above-referenced application was approved on SEPTEMBER 7, 2001 by the Zoning Administrator. Copies of the Final *Findings and Conditions* are attached. The conditions of approval must be completed as set forth in this document.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 23.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six (6) months or conditions have not been complied with, such Permit approval shall become void.

This action is appealable to the Board of Supervisors within 14 days of this action. If there are Coastal grounds for the appeal there will be no fee. If an appeal is filed with non coastal issues there is a fee of \$474.00. This action may also be appealable to the California Coastal Commission pursuant to

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Sincerely,

Chris Macek, Secretary
MINOR USE PERMITS

Date NOFA original to applicant SEPTEMBER 10, 2001

Date NOFA copy mailed to Coastal Commission: SEPTEMBER 21, 2001

Enclosed: Staff Report
 Resolution
 x Findings and Conditions

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NON-HEARING ITEMS:

- B-1: Hearing to consider a proposal by **DUNE LAKES LIMITED** for a Minor Use Permit/Coastal Development Permit to enlarge two existing hunting and fishing retreat structures as follows: 1) increase an existing 345 square foot structure to approximately 833 square feet; and 2) increase an existing 806 square foot structure to approximately 1,500 square feet and add a 504 square foot covered deck, in the Agriculture Land Use Category. The property is located in the county at 1150 East Mesa View Drive, 3 miles south of the community of Oceano; APN: 075-261-005 and 075-281-001, in the rural South County Planning Area. County File Number: D000398P. Date application accepted: April 25, 2001. Supervisorial District 4.

MINUTES:

ZONING ADMINISTRATOR: JOHN EUPHRAT

STAFF: Lynda Auchinachie

Thereafter, on motion of the Zoning Administrator the Negative Declaration is approved in compliance with CEQA guidelines, and this Minor Use Permit is granted to **DUNE LAKES LIMITED** for the above referenced project, based on Findings A through N, and subject to Conditions 1 through 9, to be finalized in 14 days if no appeal is filed.

- B-2: Hearing to consider a proposal by **COUNTY OF SAN LUIS OBISPO, COUNTY SERVICE AREA 10A** for a Minor Use Permit/Coastal Development Permit to install 1,900 feet of new 8 inch water line, in the Public Facilities/Recreation Land Use Category. The property is located in the county in and adjacent to the Cayucos Cemetery, east of Highway 1 and north of Obispo Avenue, in the community of Cayucos; APN: 073-093-003, in the Estero Planning Area. County File Number: D000486P. Date application accepted: June 13, 2001. Supervisorial District 2.

MINUTES:

ZONING ADMINISTRATOR: PAT BECK

STAFF: Mark Hutchinson

Thereafter, on motion of the Zoning Administrator, this item is tentatively approved, based on Findings A through G, and subject to Conditions 1 through 4, to be finalized in 14 days if no appeal is filed.

- B-3: Hearing to consider a proposal by **JIM BAHRINGER** for a Minor Use Permit/Coastal Development Permit for a request to demolish an existing 1,472 square foot historic farmhouse and construct an approximately 2,900 square foot single family residence. The new single family residence will retain the front facade of the historic farmhouse and be located approximately 50 feet north and east of the existing farmhouse. The applicant is also requesting to construct a 900 square foot garage with a 600 square foot guesthouse above, in the Residential Multiple Family Land Use Category. The property is located in the county at 2735 Main Street in the community of Cambria;

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APN: 013-151-043, in the North Coast Planning Area. County File Number: D990270P. Date application accepted: October 27, 2000. Supervisorial District 2

MINUTES:

ZONING ADMINISTRATOR: PAT BECK

STAFF: Martha Neder

Thereafter, on motion of the Zoning Administrator the Negative Declaration is approved in compliance with CEQA guidelines, and this Minor Use Permit is granted to JIM BAHRINGER for the above referenced project, based on Findings A through H, and subject to Conditions 1 through 12, to be finalized in 14 days if no appeal is filed

B-4: Hearing to consider a proposal by PRUIT / LINDA VISTA TOWNHOMES for a Minor Use Permit to construct a 22-unit apartment complex totaling approximately 24,500 square feet of floor area on an approximately 1.29 acre site, in the Residential Multiple Family Land Use Category. The property is located in the county at 355 Avenida de Amigos, approximately 300 feet southeast of the corner of Avenida de Amigos and Grande Street, in the community of Nipomo; APN: 092-142-036, in the South County Planning Area. County File Number: D000156P. Date application accepted: December 3, 2000. Supervisorial District 4.

MINUTES:

ZONING ADMINISTRATOR: PAT BECK

STAFF: Lauren Lajoie

Thereafter, on motion of the Zoning Administrator the Negative Declaration is approved in compliance with CEQA guidelines, and this Minor Use Permit is granted to PRUIT / LINDA VISTA TOWNHOMES for the above referenced project, based on Findings A through F, and subject to Conditions 1 through 21, to be finalized in 14 days if no appeal is filed.

B-5: Hearing to consider a proposal by PRUIT / MESA VISTA for a Minor Use Permit to construct a 20-unit apartment complex totaling approximately 22,000 square feet of floor area on an approximately 1.14 acre site, in the Residential Multiple Family Land Use Category. The property is located in the county at the southeast corner of Avenida de Amigos and Grande Street, in the community of Nipomo; APN: 092-142-034, in the South County Planning Area. County File Number: D000155P. Date application accepted: December 3, 2000. Supervisorial District 4.

MINUTES:

ZONING ADMINISTRATOR: PAT BECK

STAFF: Lauren Lajoie

Thereafter, on motion of the Zoning Administrator the Negative Declaration is approved in compliance with CEQA guidelines, and this Minor Use Permit is granted to PRUIT /

Staff Report

San Luis Obispo County Department of Planning and Building

Tentative Notice of Action

APPROVAL DATE: September 7, 2001

LOCAL EFFECTIVE DATE: September 21, 2001

APPROXIMATE FINAL EFFECTIVE DATE: October 12, 2001

TO: Hearing Officer

FROM: Martha Neder, Planner I

SUBJECT: Bahringer/Minor Use Permit/Coastal Development Permit
(D990270P)

SUMMARY

A request by James Bahringer to: 1) demolish an existing historic farmhouse (approximately 1,472 square feet), 2) construct an approximately 2,900 square foot single family residence, retaining the front facade of the historic farmhouse, and 3) construct an approximate 900 square foot detached garage with a 600 square foot guest house above that will disturb an approximate 25,000-square-foot area on a 7.2 acre parcel.

RECOMMENDATION

Adopt the resolution approving this minor use coastal development permit based on the findings listed in Exhibit A and conditions listed in Exhibit B and approve the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

LOCATION: The proposed project is located at 2735 Main Street in the community of Cambria, (APN#013-151-043) North Coast Planning Area, Supervisorial District No. 2.

ENVIRONMENTAL DETERMINATION: During the Initial Study process, several potentially significant impacts were identified in the areas of: drainage; cultural resources; and cumulative effects. After analysis, the impacts that were identified were determined to be either insignificant, or were mitigated to a less than significant level. For more detailed analysis, refer to the Mitigated Negative Declaration (ED00-273) issued on August 10, 2001.

RELATIONSHIP TO APPLICABLE LAND USE AND DEVELOPMENT POLICIES AND ORDINANCES

Land Use Category/Combining Designations: Residential Multi Family/ Recreation/

Archaeologically Sensitive/ Local Coastal Program

PLANNING AREA STANDARDS: Residential Multi Family: Maximum height is 28 feet.
Recreation: *The portions of the site zoned Recreation is across Santa Rosa Creek Road and Main Street from the project site and therefore, these standards are not applicable to the project*

Does the project conform to the Planning Area Standards: Yes

LAND USE ORDINANCE STANDARDS:

Section 23.07.120 - Local Coastal Program Area

Section 23.07.104 - Archaeologically Sensitive Area

Does the project conform to the Land Use Ordinance Standards: Yes

DISCUSSION

A preliminary surface survey was previously conducted for the project site. The survey, conducted by Archaeological Consulting dated November 1, 1987, found the current project site to contain no evidence of prehistoric cultural resources. However, it the report did identify a possible historic structure that should be subjected to a field study to determine it's potential historic significance.

An Historic Evaluation (Cannon Associates; September 2000) was conducted for the parcel. Buildings on the project site consist of a farmhouse and small dairy house dating back to the late 1800s and a barn, garage, and two sheds built in the 1950 and 1960s. The buildings are scattered throughout the 7.2 acre parcel with the farmhouse, small dairy house, and garage located on the southern half of the parcel and the barn and two sheds on the northern half of the parcel. The farmhouse is located on a slight rise above Main Street and is one of the first structures visible as a traveler crosses Santa Rosa Creek and sweeps left into the town of Cambria.

The existing 900 square foot garage is less than 50 years old and therefore does not have the potential to be considered a historic resource. The farmhouse proposed to be demolished and rebuilt with a 1,370 square foot addition appears to be older than 50 years and as such, has the potential to be considered a historic resource.

The physical condition of the farmhouse is very poor. A pest inspection of the property revealed a substantial amount of termite, dry rot and water damage. An inspection of the structure was also conducted by one of the County Building Division's Principal Building Inspectors. The results of that inspection indicated that much of the physical structure of the house would need to be replaced including: the entire roof structure, some floor joists and many of the exterior walls. In addition, both the pest inspection and building inspection identified that much of the exterior siding would need to be replaced.

The applicant is proposing to demolish the majority of the structure, and rebuild a new structure in the same style. The original front third of the building that includes the front gable, and colonnaded porch is proposed to be retained and restored. In addition, the applicant is proposing to salvage re-usable materials from the portions to be demolished such as siding, windows and

trim, and use them as replacement materials for deteriorated portions of the facade. The replacement structure will be larger than the original farmhouse and will be set back further from Main Street appropriately to retain the original scale as viewed from the road.

The State California Environmental Quality Act (CEQA) Guidelines Section 15064.5(b) states "The significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources or its identification in a historical resources survey, unless the public agency reviewing the effects of the project establishes that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Though much of the structure will be demolished, the physical degradation of the historic fabric is significant and beyond restoration. The applicant has proposed to save and restore the most significant portion of the structure (as viewed from the road) and will rebuild a structure in the same style and materials. The restoration of the character defining features of the front elevation, and reconstruction in the appropriate style will maintain the physical structure's historic significance given the limitations due to the degradation of the historic fabric. Implementation of these measures together with: the existing documentation of the families associated with the property, photo documentation of the structures prior to alteration, and monitoring during grading will mitigate the historic impacts to a point of insignificance. For more detailed analysis, refer to the Mitigated Negative Declaration (ED00-273) issued on August 10, 2001.

FINAL ACTION

This tentative decision will become final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local period after the administrative hearing.

The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

Findings: EXHIBIT A

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and is consistent with all of the General Plan policies
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns
- D. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the proposed use will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Main Street, an arterial road constructed to a level able to handle any additional traffic associated with the project.
- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to coastal waters and recreation areas.
- G. On the basis of the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the project qualifies for a Mitigated Negative Declaration under CEQA.
- H. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no indications of prehistoric resources or early historic archaeological resources were found during the preliminary surface survey.

Staff report prepared by Martha Neder
and reviewed by Matt Janssen

EXHIBIT B
CONDITIONS OF APPROVAL -D990270P

Approved Development

1. This approval authorizes the following:
 - a. Demolition of an existing 1,472 historic farmhouse
 - b. Construction of an approximately 2,900 single family residence, retaining the front facade of the historic farmhouse
 - c. Construction of an approximate 900 square foot detached garage with a 600 square foot guest house above
2. Site development shall be consistent with the approved site plan, floor plans and elevations. **The maximum height of the project is 28 feet.**

Archaeology

3. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Aesthetic/Cultural Resources

4. **Prior to issuance of construction permits**, the applicant shall submit plans detailing the separation of the front portion of the structure as depicted on figure 1 attached, and reconstruction of the farmhouse. The plans shall clearly indicate what original materials are to remain and what will be removed/replaced. Whenever possible, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, and texture. If using the same material is not technically or economically feasible, then a compatible substitute material may be considered. For purposes of this clause "distinctive features" are the front facade, porch, and colonnade.
5. **Prior to issuance of construction permits**, the applicant shall provide detailed elevations that clearly illustrate all improvements that are to be made to the farmhouse. The elevations shall show that the front facade, porch, and colonnade features have been retained and new

construction is wood with horizontal bevel lapped siding, similar shingle pattern, preserved double hung windows, and minimal ornamentation. The new construction shall use a different dimension of siding or otherwise be compatible with, yet distinctive from, the existing structure.

6. **Prior to issuance of construction permits**, the applicant shall submit a color board, showing exterior finish materials, colors, and height above the existing natural ground surface for review and approval by the County Department of Planning and Building. The color board shall show how original exterior materials and features are to be protected and maintained. The new construction shall use colors that are compatible with, yet distinctive from, the original structure.
7. **Prior to occupancy or final inspection**, whichever comes first, the applicant shall implement the proposed color board, showing exterior finish materials, colors, height above existing natural ground surface.
8. New work shall be differentiated from the old by means of a slightly different shade of exterior color and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and the environment. For purposes of this section size, scale, proportion, and massing is reasonably represented by the elevations and drawings submitted and attached as Figure 2.
9. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan, prepared by a qualified historic archaeologist, for review and approval by the Environmental Coordinator. The plan shall detail monitoring to occur during all grading and earth moving. The applicant shall implement the recommendations of the archaeologist during monitoring, as required by the Environmental Coordinator.
10. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first**, the consulting archaeologist shall submit a letter/report to the Development Review Section of the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. The report shall serve as an addendum to the Historic Property Report and shall include analysis of any discovered materials.
11. **Prior to issuance of construction permits**, the applicant shall submit photo documentation of all structures on site. The photos shall illustrate spacial orientation as well as key architectural elements of the structures.

Public Services

12. **Prior to issuance of construction permits**, the applicant shall provide verification from the Cambria Community Services District of the acceptability of the use of an on-site septic system or connect to the public sewer system.

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**COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION**

For Official Use Only (mm)

ENVIRONMENTAL DETERMINATION NO. ED00-273

DATE: AUGUST 10, 2001

PROJECT DESCRIPTION

APPLICANT/ENTITLEMENT: Bahringer Minor Use Permit; D990270P

PLANNING AREA: North Coast, Urban

LAND USE CATEGORY: Residential Multiple Family, Recreation

LUE COMBINING DESIGNATIONS: Archaeologically Sensitive Area, Flood Hazard, Local Coastal Plan

PARCEL SIZE: Approximately 7.2 acres

TOTAL AREA OF DISTURBANCE: Approximately 25,000 square feet

LOCATION: 2735 Main Street, on the northwest corner of Santa Rosa Creek Road, in the community of Cambria

PROPOSED USES/INTENT: A request for a coastal development permit to: 1) demolish an existing historic farmhouse (approximately 1,472 square foot), 2) construct an approximately 2,900 square foot single family residence, retaining the front facade of the historic farmhouse and, 3) construct an approximate 900 square foot detached garage with a 600 square foot guest house above

APPLICANT: James Bahringer; San Jose , CA

ENVIRONMENTAL SETTING

TOPOGRAPHY:

Gently rolling to moderate slopes

VEGETATION:

Grasses; forbs; shrubs; ornamental trees

SOIL TYPE:

San Simeon sandy loam; Salinas silty clay loam

SOIL CHARACTERISTICS:

Very poorly to not well drained; moderate erodibility; low to high shrink-swell potential; may present some limitations to the percolation of sewage effluent due to slow percolation, shallow depth to bedrock and/or excessive slope

GEOLOGIC HAZARDS:

Negligible to moderately high landslide potential; negligible to high liquefaction potential

FIRE HAZARD:

Moderate

WATER:

To be provided by Cambria Community Services District

SEWAGE DISPOSAL:

On-site septic system or Cambria Community Services District

EXISTING USES:

Farm house, barn and garage

SURROUNDING USES:

Scattered single family residences; agriculture; offices

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On _____, 20____, the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Bahringer Minor Use Permit (D990270P) ED00-273

Project Applicant

Name: James Bahringer
Address: 3598 Vista Del Valle
City, State, Zip Code: San Jose, CA 95132
Telephone #: (408) 251-8693

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

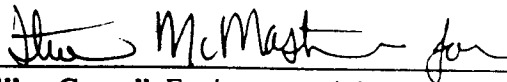
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 8/10/01

COUNTY OF SAN LUIS OBISPO

INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Bahringer Minor Use Permit (D990270P) ED00-273

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- Project File for the Subject Application
- County General Plan (Inland & Coastal, including all maps & elements)
- County Land Use Ordinance
- Area of Critical Concerns Map
- Fire Hazard Severity Map
- Natural Species Diversity Database
- Areas of Special Biological Importance Map
- Archaeological Resources Map
- Natural Resources Conservation Service Soil Survey for San Luis Obispo County
- Flood Hazard Maps
- Airport Land Use Plans
- Other special studies, reports and existing EIRs as appropriate

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

<u>XX</u> County Engineering Department	<u> </u> CA Department of Fish and Game
<u> </u> County Environmental Health Division	<u> </u> CA Department of Forestry
<u> </u> County Planning Division	<u> </u> CA Department of Transportation
<u> </u> County Agricultural Commissioner's Office	<u> </u> Regional Water Quality Control Board
<u> </u> County Airport Manager	<u>X</u> CA Coastal Commission
<u> </u> Airport Land Use Commission	<u>XX</u> Cambria Community Service
<u> </u> Air Pollution Control District	District (Water, Sewer, Fire)
<u> </u> County Sheriff's Department	<u>XX</u> Other North Coast Advisory Council

Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

Not Applicable
Insufficient Impact
Impact (as it will be Mitigated)
Potentially Significant Impact

I. BIOLOGICAL RESOURCES

- | | |
|--|-----------------|
| A. Wildlife | () () (X) () |
| B. Vegetation | () () (X) () |
| C. Habitat Area | () () (X) () |
| D. Rare and/or Endangered Species | () () (X) () |
| E. Unique or Fragile Biotic Community | () () (X) () |
| F. State Area of Special Biological Importance | () () (X) () |
| G. Riparian/Wetland Area | () () (X) () |
| H. Other: _____ | () () () () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibits: () Developer's Statement; () Agency Response _____
() Revised Plans; () Designated Bldg Sites
- () See Special Environmental Considerations
- () See Document in file _____

II. DRAINAGE, EROSION AND SEDIMENTATION

- | | |
|--|-----------------|
| * A. Increased Storm Water Runoff | () (X) () () |
| * B. Erodible Soils/Erosion | () (X) () () |
| * C. Poorly Drained Soils | () (X) () () |
| D. Sedimentation | () () (X) () |
| E. Contributes to Existing Drainage Problem | () () (X) () |
| F. Alters Existing Drainage Course or Waterway | () () (X) () |
| G. Other: _____ | () () () () |

* Mitigation: A ___ B X [see LUO sec.22.05.036(CZLUO 23.05.036); C ___ D ___
22.05.040(CZLUO 23.05.040)]

* (X) See attached exhibit(s): () Developer's Statement; (X) Agency Response County Engineering
() Sedimentation & Erosion Control/Drainage Plan

* (X) See Special Environmental Considerations

() See Document in file _____

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Not Applicable
Indefinite Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- | | |
|--|-----------------|
| A. Landslide Hazard | () () (X) () |
| B. Seismic Hazard | () () (X) () |
| C. Topographic Alteration; Grading for
Building__, Driveways__, Roads__, Other __ | () () (X) () |
| D. Soil Expansion | () () (X) () |
| E. Steep Slopes | () () () (X) |
| F. Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Sed./Erosion Control Plan; () Revised Plans; () Designated Bldg Sites
 () See Special Environmental Considerations
 () See Document in file _____

IV. WATER RESOURCES

- | | |
|------------------------------------|-----------------|
| A. Groundwater Quantity | () () (X) () |
| B. Groundwater Quality | () () (X) () |
| C. Surface Water Quantity | () () (X) () |
| D. Surface Water Quality | () () (X) () |
| E. Stream Flow Change | () () () (X) |
| F. Change to Estuarine Environment | () () () (X) |
| G. Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Hydrology Report
 () See Special Environmental Considerations
 () See Document in file _____

V. POLLUTION

- | | |
|--|-----------------|
| A. Hazardous Materials | () () (X) () |
| B. Groundwater Pollution | () () (X) () |
| C. Surface Water Pollution | () () (X) () |
| D. Increase in Existing Noise Levels | () () (X) () |
| E. Exposure of People to Severe Noise Levels | () () () (X) |
| F. Substantial Air Emissions | () () () (X) |
| G. Deterioration of Ambient Air Quality | () () (X) () |
| H. Creation of Objectionable Odors | () () (X) () |
| I. Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Hydrology/Noise Study
 () See Special Environmental Considerations
 () See Document in file _____

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Not Applicable
 Indefinite Impact
 Impact Can & Will be Mitigated
 Potentially Significant Impact

VI. TRAFFIC

- A. Increase in Vehicle Trips () () (X) ()
- B. Reduced Levels of Service on Existing Public Roadways () () (X) ()
- C. Limited or Unsafe Access () () (X) ()
- D. Creates Unsafe Conditions on Public Roadways () () (X) ()
- E. Areawide Traffic Circulation () () (X) ()
- F. Internal Traffic Circulation () () () (X)
- G. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () Traffic Study
- () See Special Environmental Considerations
- () See Document in file _____

VII. PUBLIC SERVICES

- A. Fire Protection Services () () (X) ()
- B. Police/Sheriff Services () () (X) ()
- C. Schools () () (X) ()
- D. Community Wastewater () () (X) ()
- E. Community Water Supply () () (X) ()
- F. Solid Waste Disposal () () (X) ()
- G. Onsite Wastewater () () (X) ()
- H. Onsite Water () () () (X)
- I. Other: _____ () () () ()

Mitigation: A ___ B ___ (School Fee, Countywide Fee) C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

VIII. AESTHETIC/CULTURAL RESOURCES

- * A. Visual Impact from Public Roadway () (X) () ()
- B. Increased Light or Glare () () (X) ()
- C. Alters Important Scenic Vista () () (X) ()
- D. Archaeological Resources () () (X) ()
- * E. Historic Resources () (X) () ()
- F. Other: _____ () () () ()

* Mitigation: A ___ B ___ C ___ D X

- * (X) See attached exhibit(s): (X) Developer's Statement; () Agency Response _____
- () Visual Analysis; () Revised Plans; () Landscape Plan; () Designated Bldg Sites
- * (X) See Special Environmental Considerations
- * (X) Document in file Historic Evaluation - September 2000

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Not Applicable
 Insignificant Impact
 Impact Can & Will be Mitigated
 Potentially Significant Impact

IX. HOUSING AND ENERGY

- A. Creates Substantial Demand for Housing () () (X) ()
 B. Uses Substantial Amount of Fuel or Energy () () (X) ()
 C. Encourages Growth Beyond Resource Capacities () () (X) ()
 D. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () See Special Environmental Considerations
 () See Document in file _____

X. AGRICULTURAL/MINERAL RESOURCES

- A. Eliminates Valuable Mineral Resources () () () (X)
 B. Prime Agricultural Soils () () () (X)
 C. Conflicts with Existing Agricultural Area () () (X) ()
 D. Change from Agriculture to Other Uses () () (X) ()
 E. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () See Special Environmental Considerations
 () See Document in file _____

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- A. Growth Inducing Effects () () (X) ()
 B. Precedent for Change in Area Land Use () () (X) ()
 * C. Cumulative Effects: Fire Protection Services () (X) () ()
 * Police/Sheriff Services () (X) () ()
 * Schools () (X) () ()
 * Traffic (Increase in vehicle trips, reduced levels of service on existing roadways, areawide traffic circulation) () (X) () ()
 D. Other: _____ () () () ()

* Mitigation: A ___ B X (School Fee, Countywide Fee, North Coast Circulation Fee) C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 * (X) See Special Environmental Considerations
 () See Document in file _____

INITIAL STUDY PREPARATION

Prepared by: Name Steven McMaster Signature Steve McMaster Date 8/10/01
 Reviewed by: Name Eric Wier Signature Eric N. Wier Date 8/10/01

DATE: August 10, 2001

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**SPECIAL ENVIRONMENTAL CONSIDERATIONS
BAHRINGER MINOR USE PERMIT: ED00-273 (D990270P)**

The applicant is requesting a coastal development permit to demolish an existing 1472 square foot historic farmhouse, construct an approximately 2900 square foot house retaining the front facade of the historic farmhouse, and construct a 600 square foot guest suite over a 900 square foot garage. The project will disturb an approximate 25,000-square-foot area on a 7.2 acre parcel. The project site is within the Residential Multi Family land use category and is located at 2735 Main Street, on the northwest corner of Main Street and Santa Rosa Creek Road, in the community of Cambria.

Environmental Setting

The subject property is on a 7.2 acre parcel property located east of Highway 1. The topography is gently rolling to moderately sloping. Vegetation on most of the property is comprised of grasses and ornamental landscaping.

During the Initial Study process several potential significant impact areas were identified. These included impacts to: **Cultural Resources, Cumulative Effects, and Drainage**. The impacts that were identified were determined to be either insignificant, or were mitigated to a point of insignificance.

Cultural Resources

The subject property and structures are part of a farm dating back to 1869. The original development included three clusters of buildings: the first was the residential complex focused around the large house and included a garden area, a dairy house, and a carriage house. Only the farmhouse and dairy house remain today. The farmhouse is in poor physical condition, and the dairy house is extremely dilapidated. The farmhouse is located on a slight rise above Main Street and is one of the first structures visible as a traveler crosses Santa Rosa Creek and sweeps left into the town of Cambria.

The second structure component on the site was a series of shop and forge buildings, and the third was a series of barns and sheds. Most of these buildings have been removed or replaced with newer structures including a garage, barn and sheds estimated to date to the 1950's and 1960's.

A preliminary surface survey was previously conducted for the project site. The survey,

conducted by Archaeological Consulting dated November 1, 1987, found the current project site to contain no evidence of prehistoric cultural resources. However, the report did identify potential historic structures. An Historic Evaluation (Cannon Associates; September 2000) was conducted for the parcel.

The existing garage, barn and sheds were estimated to be less than 50 years old and therefore do not have the potential to be considered a historic resource. The farmhouse and dairy house were considered to be possible historic resources.

The State California Environmental Quality Act (CEQA) Guidelines Section 15064.5 provides that "...Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources...including the following:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The farmhouse is not associated with events that have made a significant contribution to the broad patterns of local or regional history, and thus would not be considered "historic" under criterion #1 above.

The farmhouse was evaluated under the other criteria. Based on information submitted in the Historic Evaluation (Cannon Associates; September 2000) and its Appendix A - Social History (Dawn Dunlap) (attached), the farmhouse is associated with two prominent Cambria families. The Kaetzel family occupied the premises from 1868 until 1910. Phillip Kaetzel, who built the residence, began as a wheelwright and went on to become San Luis Obispo County treasurer in 1882. The Williams family, who purchased the house in 1910 and remained there until 1955, were active and well known in the community. The Kaetzel and Williams families and Phillip Kaetzel specifically may be considered "...persons important to local...history...", as outlined in the historic criteria. The farmhouse was determined to meet the criteria of a Historic resource based on #2 above.

The farmhouse exhibits some key elements of a Queen Anne style Victorian as identified

in *A Field Guide to American Houses* (Virginia & Lee McAlester; 1997). These elements include a partial-width porch one story high and extended along one side wall, a lower cross-gabled roof, free classic detailing, and simple door and window surrounds. The farmhouse does not exhibit some of the more ornate Queen Anne style Victorian elements such as towers, cutaway bay windows, and a steeply pitched roof, however, it is a good example of a modest Queen Anne style Victorian in a prominent location. This style was prevalent among the rural areas of San Luis Obispo County, and there are a number of other examples of this style of architecture. The structure would not qualify as a historic resource under #3 above.

It is possible that significant historic resources may exist under the building in the form of trash pits, latrines, or landscaping features, and thus the site may qualify as "historic" based on criterion #4 above. The applicant has agreed to incorporate mitigation in the form of on-site monitoring during demolition and grading of the site to record any features that are uncovered.

The small dairy house is located immediately to the rear of the farmhouse and is of wood construction with vertical board and batt siding. The original shingle roof has been covered with roofing paper and then metal siding. This structure is extremely dilapidated. The structure is fairly typical of rural accessory farm buildings and given its simple construction and style, it would not qualify as "historic" under any of the criteria.

The physical condition of the farmhouse is very poor. A pest inspection of the property revealed a substantial amount of termite, dry rot and water damage. An inspection of the structure was also conducted by one of the County Building Division's Principal Building Inspectors. The results of that inspection indicated that much of the physical structure of the house would need to be replaced including: the entire roof structure, some floor joists and many of the exterior walls. In addition, both the pest inspection and building inspection identified that much of the exterior siding would need to be replaced.

The applicant is proposing to demolish the majority of the structure, and rebuild a new structure in the same style. The original front third of the building that includes the front gable, and colonnaded porch is proposed to be retained and restored. In addition, the applicant is proposing to salvage re-usable materials from the portions to be demolished such as siding, windows and trim, and use them as replacement materials for deteriorated portions of the facade. The replacement structure will be larger than the original farmhouse and will be stepped back appropriately to retain the original scale as viewed from the road.

The State California Environmental Quality Act (CEQA) Guidelines Section 15064.5(b) states "The significance of an historical resource is materially impaired when a project:

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1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources or its identification in a historical resources survey, unless the public agency reviewing the effects of the project establishes that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Though much of the structure will be demolished, the physical degradation of the historic fabric is significant and beyond restoration. The applicant has proposed to save and restore the most significant portion of the structure (as viewed from the road) and will rebuild a structure in the same style and materials. The restoration of the character defining features of the front elevation, and reconstruction in the appropriate style will maintain the physical structure's historic significance given the limitations due to the degradation of the historic fabric. Implementation of these measures together with: the existing documentation of the families associated with the property, photo documentation of the structures prior to alteration, and monitoring during grading will mitigate the impacts to a point of insignificance.

Overall, the project, with mitigations, will not result in a significant impact to cultural resources.

Cumulative Effects

Traffic

During the construction phase of the project, temporary increases in traffic are expected in the project area but will not be significant. The project together with numerous other projects in the area will have a cumulative impact to area roadways. The North Coast Road Improvement Fee program was set up to address these cumulative impacts by funding necessary long term improvements. The project is subject to this fee program and cumulative impacts will be mitigated.

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Public Services

The project together with numerous other projects in the area will have a cumulative impact to area fire protection, schools, and police services. School fee and countywide fee programs were set up to address these cumulative impacts by funding needed facilities. The project is subject to these fee programs and cumulative impacts will be mitigated.

Drainage

The Coastal Zone Land Use Ordinance (CZLUO) sections 23.05.038 (Erosion and Sedimentation) and 23.05.040 (Drainage) detail standards and requirements to control sedimentation, erosion and drainage. Detailed drainage, erosion and sedimentation control plans are required at time of building permit submittal. The project is subject to these requirements and impacts will be mitigated to a point of insignificance.

In summary, the Initial Study identified potential impacts that could occur as a result of the project. The applicant has agreed to mitigation measures that successfully reduce the impacts to a level of insignificance. It is appropriate that a Negative Declaration be issued for the project.

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Date: July 2, 2001

**DEVELOPER'S STATEMENT FOR
BAHRINGER MINOR USE PERMIT; ED00-273 (D990270P)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AESTHETIC/CULTURAL RESOURCES

1. Prior to issuance of construction permits, the applicant shall submit plans detailing the separation of the front portion of the structure as depicted on figure 1 attached, and reconstruction of the farmhouse. The plans shall clearly indicate what original materials are to remain and what will be removed/replaced. Whenever possible, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, and texture. If using the same material is not technically or economically feasible, then a compatible substitute material may be considered. For purposes of this clause "distinctive features" are the front façade, porch, and colonnade.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

2. Prior to issuance of construction permits, the applicant shall provide detailed elevations that clearly illustrate all improvements that are to be made to the farmhouse. The elevations shall show that the front facade, porch, and colonnade features have been retained and new construction is wood with horizontal bevel lapped siding, similar shingle pattern, preserved double hung windows, and minimal ornamentation. The new construction shall use a different dimension of siding or otherwise be compatible with, yet distinctive from, the existing structure.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

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3. Prior to issuance of construction permits, the applicant shall submit a color board, showing exterior finish materials, colors, and height above the existing natural ground surface for review and approval by the County Department of Planning and Building. The color board shall show how original exterior materials and features are to be protected and maintained. The new construction shall use colors that are compatible with, yet distinctive from, the original structure.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

4. Prior to occupancy or final inspection, whichever comes first, the applicant shall implement the proposed color board, showing exterior finish materials, colors, height above existing natural ground surface.

Monitoring: Building inspector will verify compliance with approved color board, in consultation with the Department of Planning and Building and the Environmental Coordinator.

5. New work shall be differentiated from the old by means of a slightly darker different shade of exterior color and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and the environment. For purposes of this section size, scale, proportion, and massing is reasonably represented by the elevations and drawings submitted and attached as Figure 2.

Monitoring: Building inspector will verify compliance with approved color board, in consultation with the Department of Planning and Building and the Environmental Coordinator.

6. Prior to issuance of construction permits, the applicant shall submit a monitoring plan, prepared by a qualified historic archaeologist, for review and approval by the Environmental Coordinator. The plan shall detailing monitoring to occur during all grading and earth moving. The applicant shall implement the recommendations of the archaeologist during monitoring, as required by the Environmental Coordinator.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

7. Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first, the consulting archaeologist shall submit a letter/report to the Development Review Section of the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. The report shall serve as an addendum to the Historic Property Report and shall include analysis of any discovered materials.

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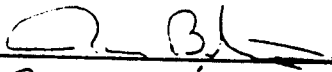
Monitoring: A letter shall be submitted by the consulting historian. Compliance will be verified by the Environmental Coordinator in consultation with the Department of Planning and Building.

8.4 Prior to issuance of construction permits, the applicant shall submit photo documentation of all structures on site. The photos shall illustrate special orientation as well as key architectural elements of the structures.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Signature of Owner(s)


Janet Bahringer

7/17/01

Date

Name of Owner - Print

James Bahringer
Janet Bahringer

- 1- Cut and brace the forward section of the farmhouse as noted in figure 1.
- 2- Remove usable exterior materials on rear sections of house.
- 3- Raze the rear section of the house past cut line
- 4- Remove pillars and posts from old foundation
- 5- Grade for new foundation (including the foundation for additions)
- 6- Trench for French drain (if required)
- 7- Construct foundation, flooring and framing for relocated house and additions.
- 8- Reconstruct the front section of the original house onto new foundation and framing using original exterior materials as much as practical. Repair porch, pillars, doors, gutters, soffit and windows as needed.
- 9- Resurface roof with composite material similar to original
- 10- Apply siding of new structure of differing dimension to differentiate the additions.

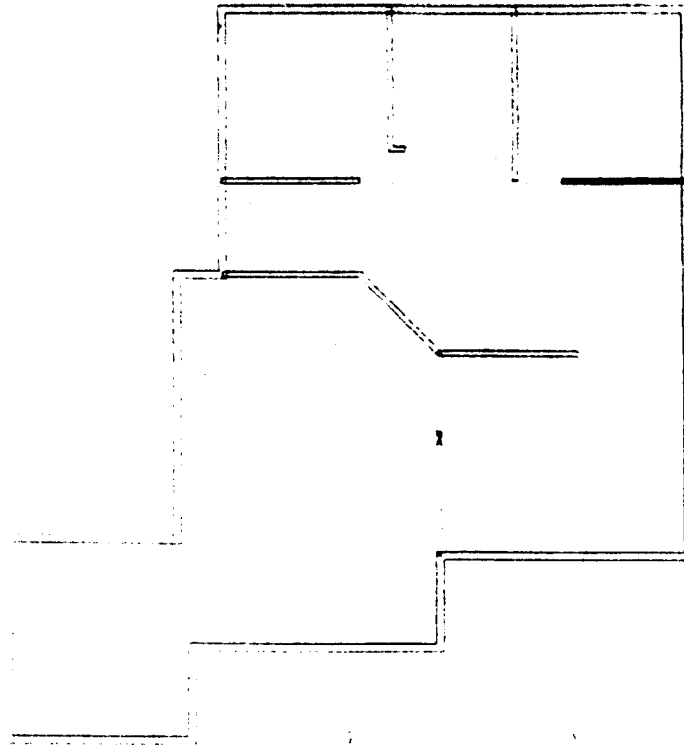


Fig 1



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

5-40

VICTOR HCLANDA, AK
DIRECTOR

ERYCE TINGLE, AIC
ASSISTANT DIRECTOR

ELLEN GARRIGI
ENVIRONMENTAL COORDINATOR

BARNET MCCA

CHIEF BUILDING OFFICIAL

PATRICK BRU

ADMINISTRATIVE SERVICE OFFICE

THIS IS A NEW PROJECT REFERRAL

APR 14 2000

DATE:

4/14/00

Roll:
20:

Eng

To:
FROM:

Coastal Team

Buhring 10-770270P

Project Name and Number

Development Review Section (Phone: 781-593)

PROJECT DESCRIPTION:

Rebuild existing KITSF (approx. 1370 SF addition and 600 SF guest suite over 900 SF garage).

Return this letter with your comments attached no later than:

7/28/00

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO

(Please go on to PART III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT", PLEASE INDICATE OR CALL

FLOOD HAZARD PLAN MAY BE REQUIRED, AS PER ORDINANCE,
CURB, GUTTER & SIDEWALK MAY BE REQUIRED.

4/26/00

Mike Britton

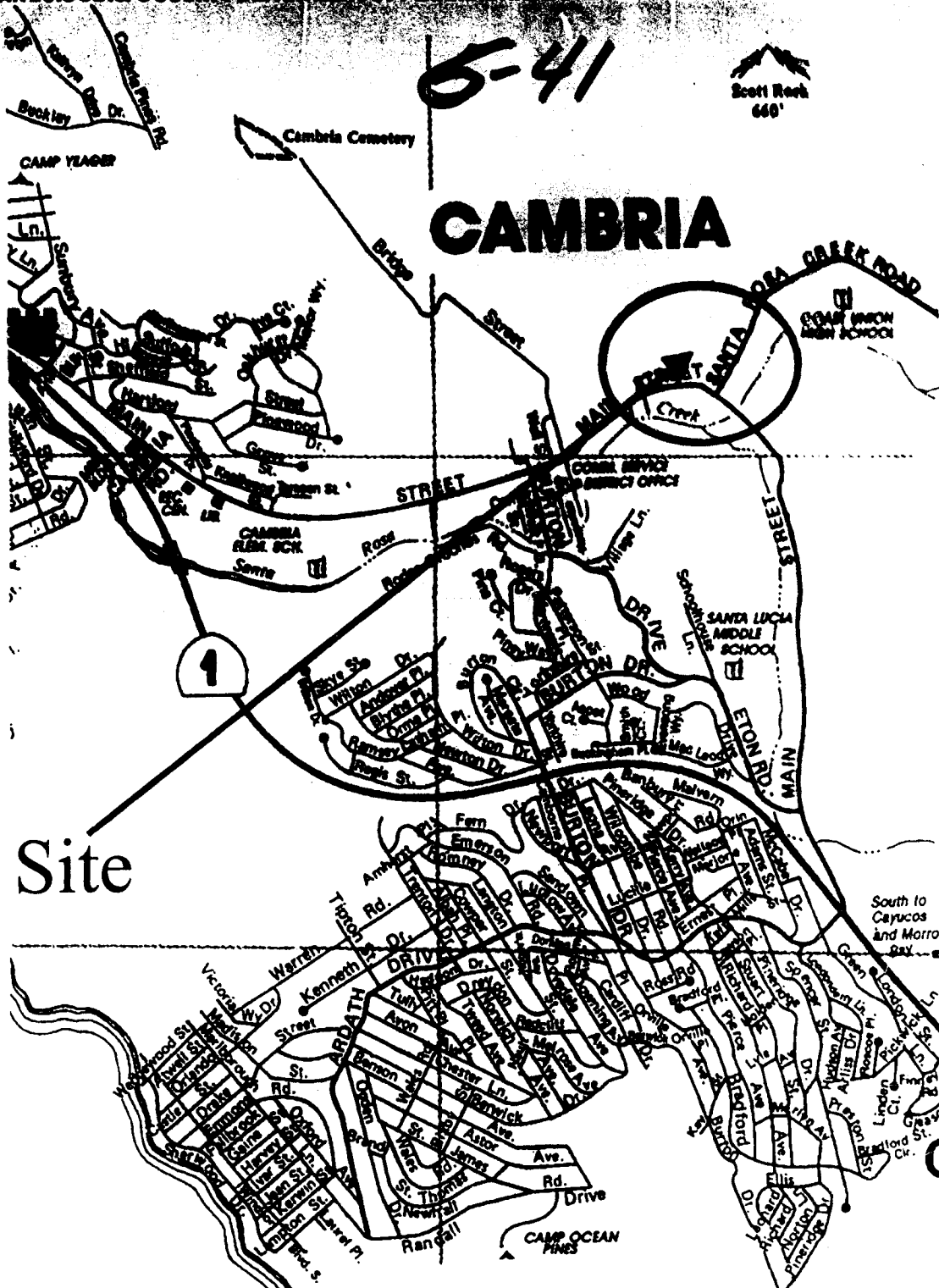
x5118

Date

Name

Phone

6-41



Site

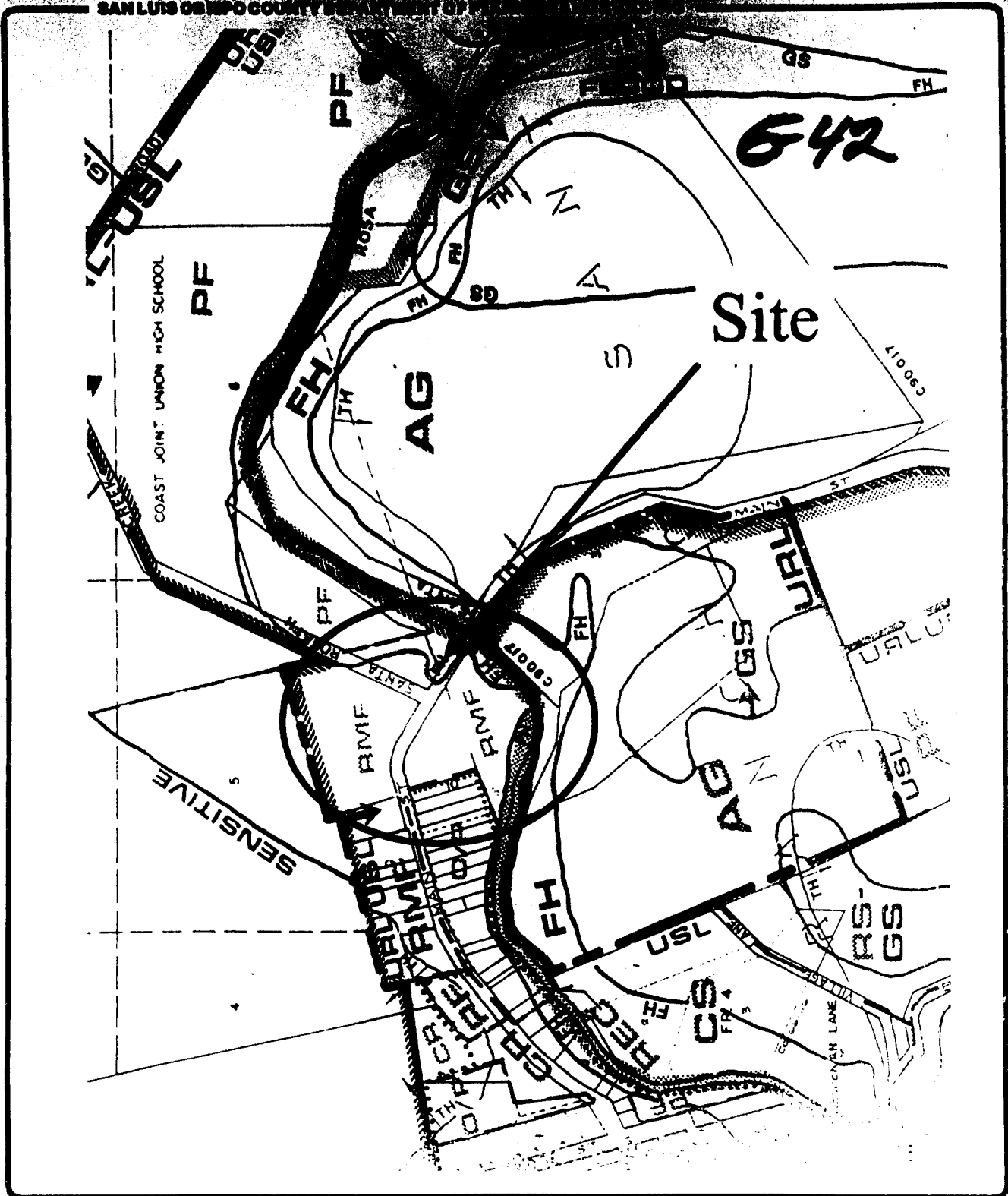
PROJECT

Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Vicinity Map



PROJECT

Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Land Use Category Map

6-43



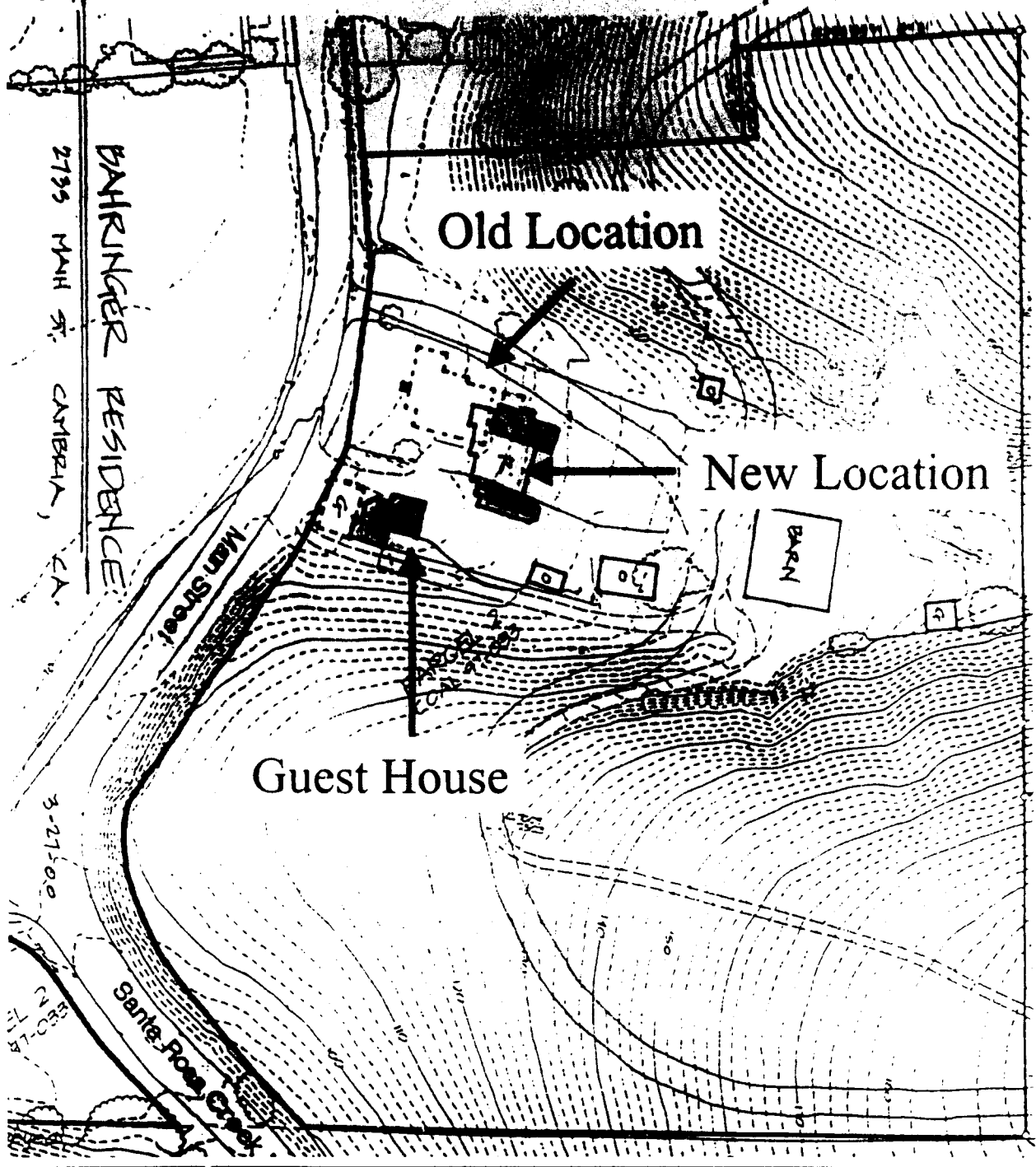
BAHRINGER RESIDENCE
2735 MAIN ST. CAMBRIDGE, CA.

Old Location

New Location

BARN

Guest House



PROJECT

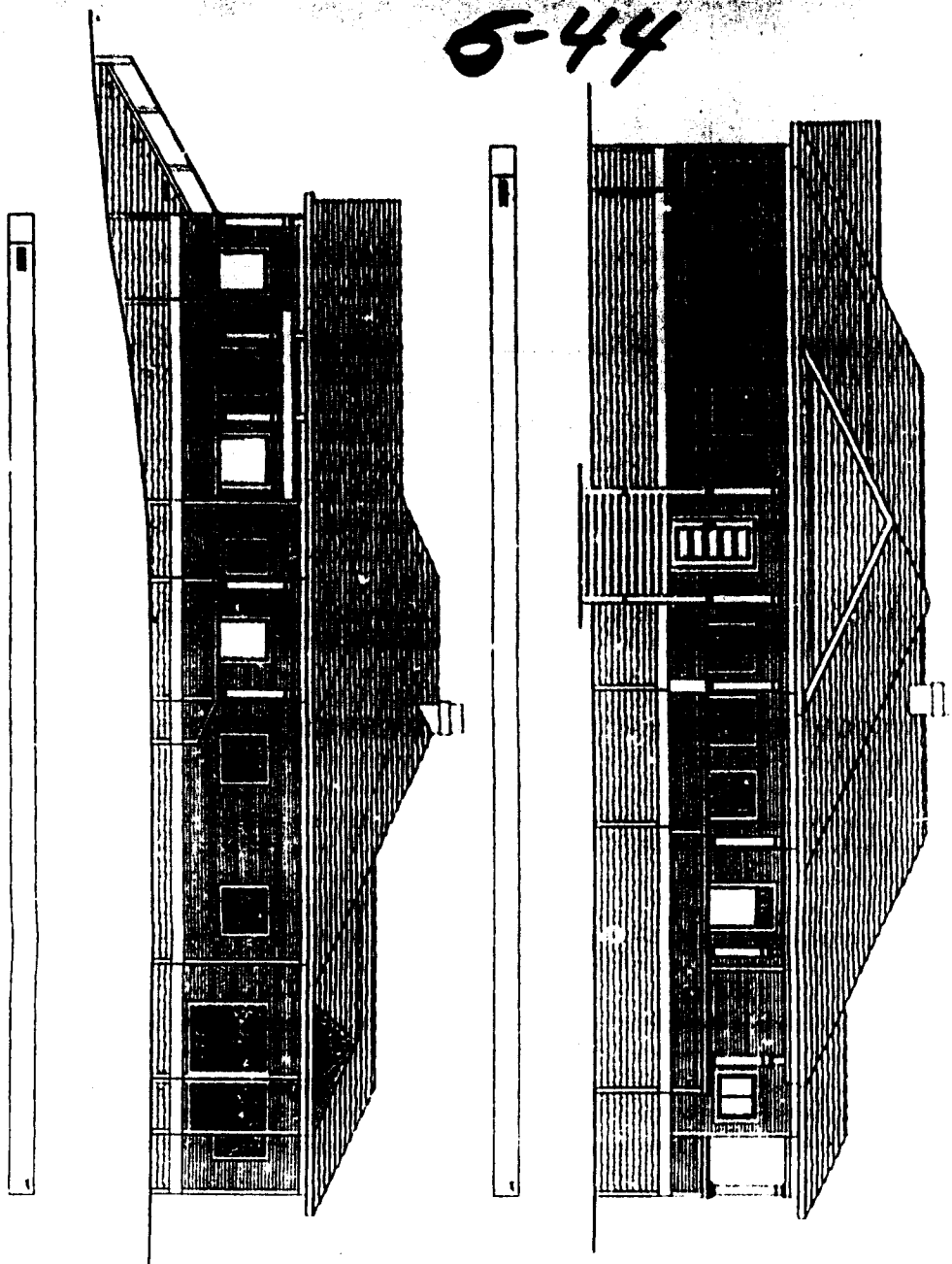
Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Site Plan

6-44



PROJECT

Minor Use Permit
Bahringer (D990270P)

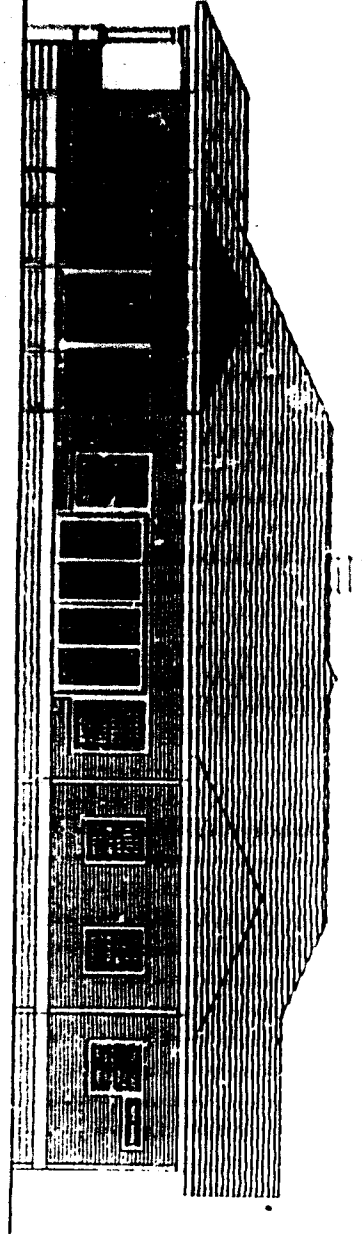
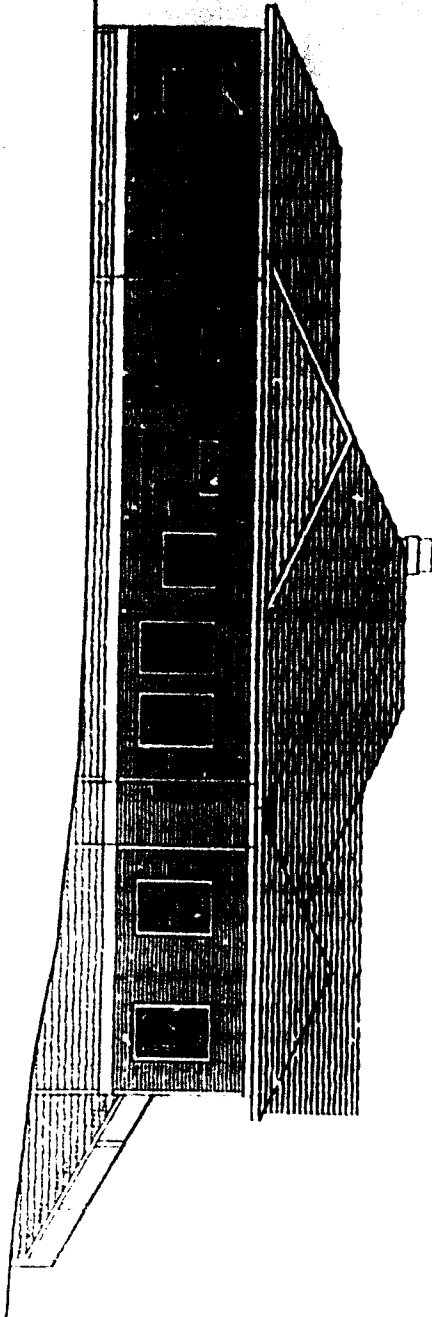


EXHIBIT

Front & Right Elevations

645

REVISIONS - SEE & LIST



PROJECT

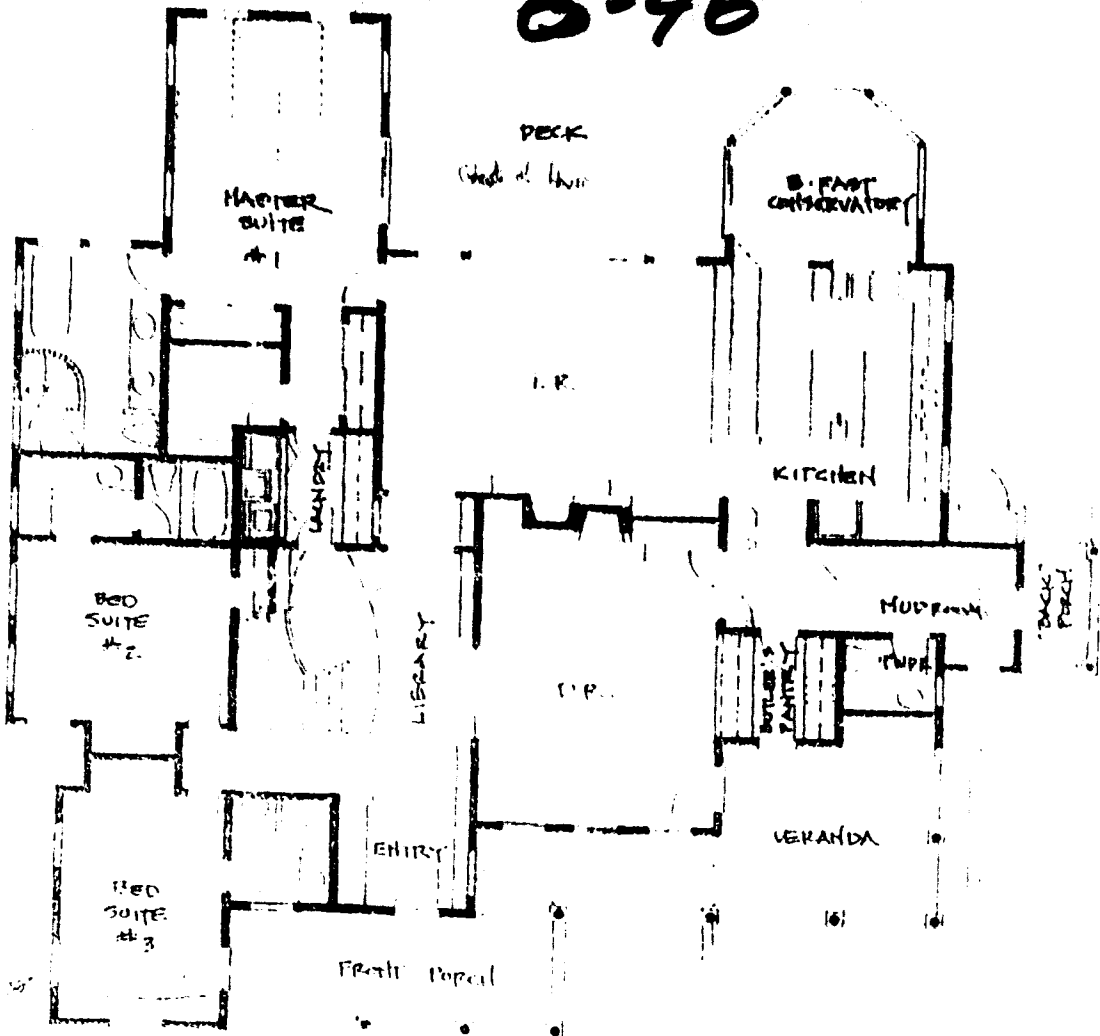
Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Rear Elevation

6-46



Hand-drawn Features Noted

Jeffrey B. Lentz, Architect
610 Warren Road License C 9114
Cambria, CA 93428 (805) 927-4877

Figure 2

BAHRINGER RESIDENTIAL

Floor Plan 12-16-2000

21205 MAIL STREET CAMBRIA, CA

1/8" = 1'-0"



PROJECT

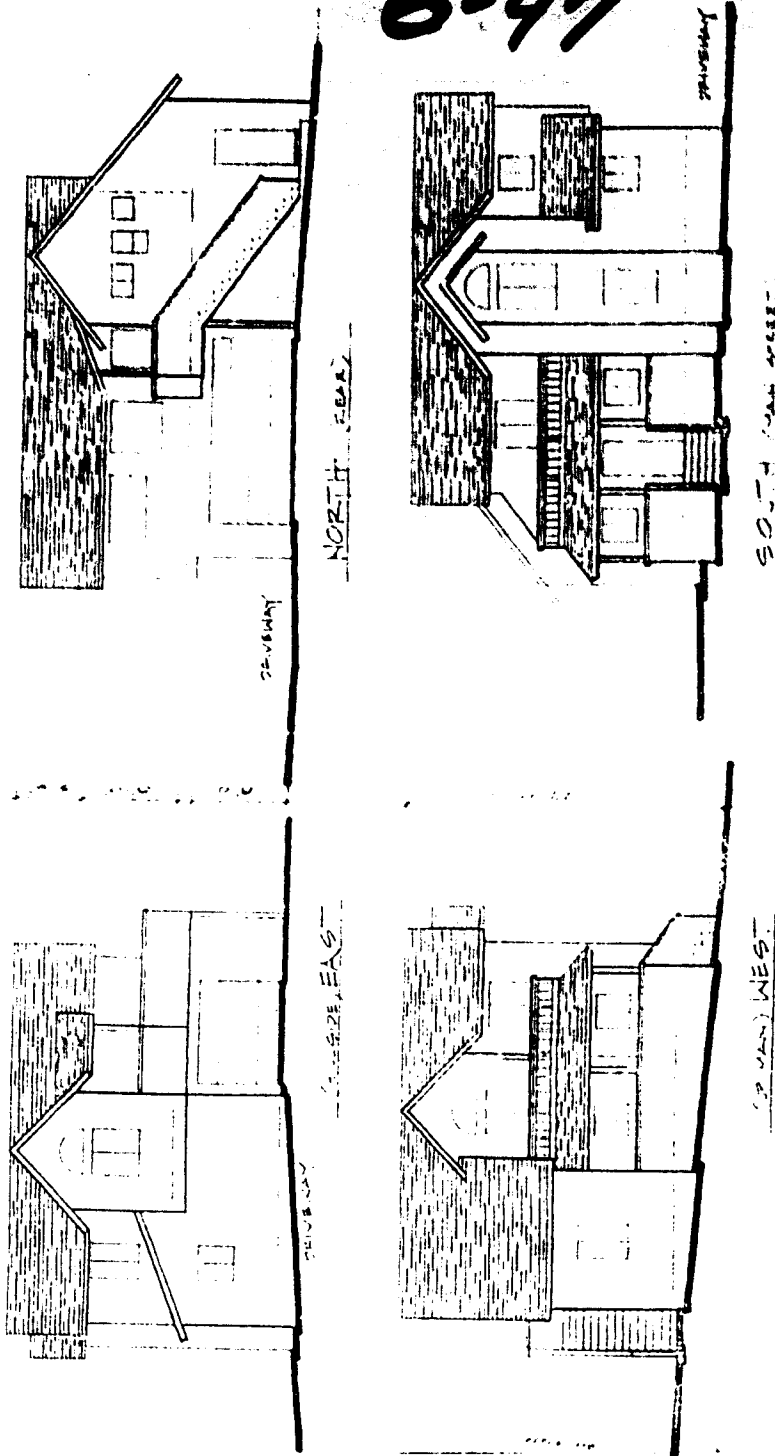
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Bahringer (D990270P)



EXHIBIT

Floor Plan

6-47



3-17-00
10-1-00

Jeffrey B. Lutz, Architect
415 West Main Street, Suite 200
San Luis Obispo, CA 93401
Phone: (805) 781-1111 Fax: (805) 781-1112

BAHRINGER GUEST COTTAGE AND GARAGE
1705 VAN WAGEN STREET - CAMBRIDGE, CA 94002

PROJECT

Minor Use Permit
Bahringer (D990270P)



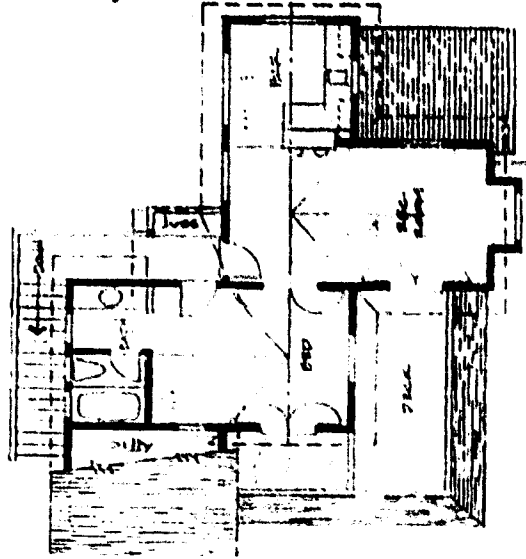
EXHIBIT

Guest House Elevations

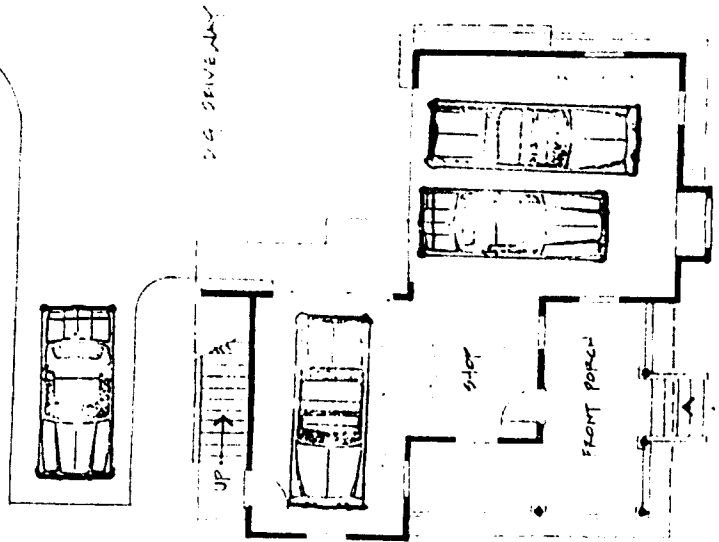
6-48

3 CAR GARAGE 760 S.F.
GUEST COTTAGE 600 S.F.
GROSS SITE AREA 1,360 S.F.

Jeffrey B. Lentz, Architect
610 Warren Blvd. Camarillo, CA 93028
Phone (805) 241-5277 License C9114



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BAHRINGER GUEST COTTAGE and GARAGE
3735 MAIN STREET - CAMARILLO, CA. 93028

PROJECT

Minor Use Permit
Bahringer (D990270P)



EXHIBIT

Guest Floor Plan

5-49



James Bahringer
<jim@fogsend.com>

11/28/2005 09:43 AM

To mneder@co.slo.ca.us

cc

bcc

Subject Re: Time extension info request

1. The guest house is 50' from the residence
2. The roof pitch is 6 1/2 and 12. Similar to the Main House
3. Although County planning did a good job turning around the garage application" Substantial site work" could not be completed on the guest house given the fact that final approval was received but three days prior to the expiration of my minor use permit extension. As you know "Substantial Site work was complete on the Main House. MUP conditions on the main house were substantial and required far greater resources and time that I had ever anticipated. Progress on plans for the guest house/ garage was delayed due to resource constraints and adjoining property transactions that required my participation. Finally, during the last year prior to submitting the guesthouse plans I needed to change architects and the new architect's draftsman had a Grandfather pass and became unavailable for nearly 8 weeks.

If you need further information please do not hesitate to call (805) 909-8141, or e-mail.

Regards, Jim Bahringer

P.S. My time in December is less flexible than in January and beyond. Please let me know when the hearing will be scheduled.

6-50